

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02097/LBC	Single storey side extension with glazed link to main dwelling and erection of single storey side porch, and re-opening of original window openings following demolition of existing extension. Remove existing render and repair/re-pointing of existing brickwork with lime mortar and render. Internal alterations including new stairs to existing loft and relocation of kitchen, utility and WC (as amended by plans received 17th December 2025)	Friends Green Farm Friends Green Damask Green Road Weston Hitchin Hertfordshire SG4 7BU

Submitted Plan Nos

1178.11A Loft Staircase 1178.08A Pr SF 1178.06A Pr FF 1178-10 1178-01 1178-02A 1178-03A 1178-04A 1178-05 1178-07 1178-09A

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Extensive site history relating to the development of the main house and the wider site for other purposes. Relevant applications are as follows:

2.2 **25/00497/FPH** - Two storey side extension with porch following demolition of existing single storey side extension. Alterations to existing entrance porch fenestration. Removal of render from original house and repointing of exposed brickwork with lime render.

Withdrawn

2.3 **25/00498/LBC** - Two storey side extension with porch following demolition of existing single storey side extension. Alterations to existing entrance porch fenestration. Removal of render from original house and repointing of exposed brickwork with lime render. Internal alterations to include installation of stairs to existing loft, relocation of kitchen, utility & WC and move first floor bathroom back to original position in first floor front room.

Withdrawn

2.4 **15/01697/1HH** - Single storey side extension (as amended by drawing BDS1516/06/1/B received 18/08/2015)

Conditional Permission

2.5 **15/01721/1LB** - Single storey side extension (as amended by drawing BDS1516/06/1/B received 18/08/2015)

Conditional Permission

3.0 **Representations**

3.1 **Conservation Officer** – See below

4.0 **Planning Considerations**

4.1 Site and Surroundings

4.1.1 Friends Green Farmhouse is a grade II listed building located off Damask Green Road, Weston. Two barns to the north of the farmhouse (East Barn and West Barn) are also grade II. The list entry for the farmhouse is provided below:

Farmhouse. C17 or earlier W wing, N wing c.1700, later infill in angle C18 or C19. Timber frame roughcast with steep pitched old red tile roofs. A compact rectangular house near roadside facing W with 1 1/2-storeys W wing with 2 windows, 2 gabled dormers at the eaves, gabled projecting porch to lobby entrance beside large internal chimney with moulded brick capping to stack below 3 square shafts in line across the ridge the outer ones set diagonally, 2-lights flush casement windows. Ground floor probably has brick casing under the roughcast. 2-storeys, 2 windows higher N wing has NE corner fireplace to chimney now enclosed by 2-storey hipped and gabled infill in angle. Interior has axial beams, stair with splat balusters in SW corner of N wing.

4.2 Proposal

- 4.2.1 Listed Building Consent is sought for the erection of a single storey side extension with glazed link to main dwelling and erection of single storey side porch, and re-opening of original window openings following demolition of existing extension. Remove existing render and repair/re-pointing of existing brickwork with lime mortar and render. Internal alterations including new stairs to existing loft and relocation of kitchen, utility and WC (as amended by plans received 17th December 2025)

4.3 Key Issues

- 4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.
- 4.3.2 The host dwelling is Grade II listed. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building, or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.
- 4.3.3 The Council's Conservation Officer has been extensively involved in this proposal, including advising on the previously withdrawn applications for a larger scheme, providing initial comments on the 28th October 2025 largely supporting the current scheme, subject to clarification on the internal staircase to the 2nd floor and a number of conditions. The applicant/agent went away and provided further internal details of the proposed staircase for the Conservation Officer to consider. On the basis of those details, the Conservation Officer provided a second formal response on the 13th January 2026, with no objections subject to 10 conditions concluding that the development will generally satisfy the provisions of Sections 16(2) for ref: 25/02097/LBC and 66(1) for ref: 25/02096/FPH of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031
- 4.3.4 The 10 conditions recommended by the Conservation Officer have been reviewed by the applicant/agent, they are considered reasonable and have been agreed.

4.4 Conclusion

- 4.4.1 The proposed development is acceptable in heritage terms, in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-commencement Conditions**

4.6.1 The applicant/agent are in agreement with the proposed pre-commencement conditions.

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Details and/or samples of the clay tiles for the porch and extension roofs shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the porch and extension roofs shall be covered in accordance with the approved materials.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

4. A sample brick panel indicating brick type, bond and mortar mix for the porch and extension shall be made available for inspection on site and then approved in writing by the Local Planning Authority. Thereafter, the porch and extension shall be constructed in accordance with the approved sample panel.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

5. Following the removal of the existing render, the Local Planning Authority shall be notified and a site meeting shall be convened with the Local Planning Authority to assess the exposed brickwork at ground floor. If the Local Planning Authority agrees that the brickwork is capable of repair and left exposed then any new brickwork repairs shall be undertaken in matching brickwork (colour, gauge, texture) and using lime mortar.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

6. If, following the site meeting in Condition 5 above, it is agreed with the Local Planning Authority that the condition of the brickwork is such that it should not be left exposed then not only the first floor but also the ground floor shall be rendered using a lime-based render, the specification of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the re-rendering. The re-rendering shall then be undertaken in accordance with the approved render specification.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

7. No mechanical cleaning method shall be used on the facing brickwork unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

8. Notwithstanding the approved plans and only once the existing south wall construction has been revealed by the removal of internal plaster and/or external render, the precise size and position of the two new first floor windows on the South Elevation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the windows shall be installed in accordance with the approved details.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

9. Window joinery section details including 1:1 scale drawing of glazing system and glazing bar profile together with window ironmongery details shall be submitted to and agreed in writing, by the Local Planning Authority before the manufacture of the windows. Thereafter the windows shall be installed in accordance with the approved details.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

10. Details of new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter, the rainwater goods shall be implemented in accordance with the approved details.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 January 2026	